

HAMPTON PLANNING BOARD

Minutes

June 18, 2008 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Robert Viviano, Vice-Chair
Mark Loopley, Clerk
Keith Lessard
Tom Higgins
Richard Bateman, Selectman Member
Robert Bilodeau, Alternate
James Steffen, Town Planner
Candice Sicard, Planning Secretary

ABSENT: Fran McMahon

I. CALL TO ORDER

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

II. ATTENDING TO BE HEARD

- Change of Use, 7 High Street

Mr. Ehab Abdelaziz applicant appearing with Tony Jackson, owner of building. Mr. Jackson apologized to the Board for his comments from the meeting on June 4, 2008. Mr. Abdelaziz explained his plan has been revised to show dimensions on the inside of the building.

MOVED: Mr. Higgins to approve change of use to an ice cream shop with the condition that the applicant adds width of door to the plan.

SECOND: Mr. Bateman

VOTE: 7-0-0 **MOTION PASSED**

- Change of Use, 448 Lafayette Road

Julie LoConte explained that her plan was revised to show dimensions.

MOVED: Mr. Higgins to approve change of use.

SECOND: Mr. Lessard

VOTE: 7-0-0 **MOTION PASSED**

- Change of Use, 893 Lafayette Road

The applicants James and Laurie Booth explained their background and the proposed use change to a retail shop and hot dog sales.

MOVED: Mr. Higgins to approve change of use.

SECOND: Mr. Viviano

VOTE: 7-0-0 **MOTION PASSED**

- Change of Use, 32 Depot Square

Ron Boucher explained their proposed cooking school / retail plan for use change. They explained the first and second floor, as well as parking layouts. They explained their history and how their current store compares to the proposed application. He noted that they might have wine in the retail section, depending on approvals. He explained the handicap accessibility as well. Mr. Higgins asked about venting from the cooking equipment, the applicant noted that he will be meeting with a fire prevention officer to address this issue.

Mr. Higgins also asked about how the waste would be handled, the applicant explained on

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the plan where the dumpster would be located. Mr. Higgins asked about the AC unit shown on the plan the applicant noted that the AC unit was no longer there. Mr. Higgins asked about the dotted line on the plan and if that was a lot line. Mr. Higgins asked if there would be designated parking for the other businesses in Depot Square. The applicant noted he asked the owner to designate 12 spaces for the proposed cooking school. The Board questioned the parking and the lot line shown on the plan. There was discussion about the parking in the Depot Square area.

MOVED: Mr. Higgins to approve change of use with the condition that the A/C be eliminated from the plan, to show the dumpster on the plan, and to update the parking plan to show twelve parking spots marked.

SECOND: Mr. Bateman

VOTE: 7-0-0

MOTION PASSED

III. CONTINUED PUBLIC HEARINGS

08-016 1048 Ocean Blvd. Continued from 04/02/08, 05/07/08

Map 116 Lot 4

Applicants: Dean Koravos

Special Permit to Impact Wetlands: To remove existing dwelling and larger concrete foundation that supports the decking to construct a new dwelling.

Owner of Record: Dean Koravos

BOARD

Chairman Emerick noted that the applicant requested a continuance.

MOVED: by Mr. Lessard to the July 16, 2008 Planning Board Meeting

SECOND: by Mr. Bateman

VOTE: 7-0-0

MOTION PASSED

08-004 72 Kings Highway Continued from 02/06/08, 03/19/08, 04/16/08

Map 210, Lot 4

Site Plan Review to provide 17 on-site parking spaces for lot occupants and customers, with fencing and plantings.

Waiver Requested: Section VE & VII C.

Owner of Record: M&F Hampton, LLC

APPLICANT

Ernest Cote, Mary Ellen Fennessy owner and Eric Weinrieb, Altus Engineering explained how the application has changed since it last appeared in front of the Planning Board. Mr. Weinrieb noted that he talked to Mr. Radkay of the neighboring property and he would like the applicant to show there is a berm on the far side of the plan located on the top right detail of the second page, which is not currently on the plan but shall be added. The applicant noted that there would be no additional birms, just the one on the Radkay side. Wheel stops will be placed at each space. Mr. Viviano asked about snow storage and it was explained snow storage would be by spaces 6, 7 & 8 on the plan. Mr. Higgins asked about the concrete bollards to be removed, on planners memo, clarified something about planters.

PUBLIC

No comment

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Where the rubbish would be kept was discussed and the applicant noted that it would be under the stairs. Mr. Lessard mentioned for fire purposes this is not advisable. The applicant noted that they would be willing to put the trash next to the AC unit, it was also noted that there would be a fence between properties. Mr. Steffen said that there should be an engineer's stamp on the site plan and that parking for the two residential units shall be marked on site as follows: Spaces 6 & 7 are designated for the apartment and spaces 8 & 17 would be designated for the cottage. There was discussion about the need for waiver and Zoning Board of Adjustment variances.

MOVED: by Mr. Higgins to approve site plan with the conditions of the Planners Memo dated June 18, 2008.

SECOND: by Mr. Lessard

VOTE: 7-0-0

MOTION PASSED

08-013 431-435 Ocean Blvd Continued from 03/05/08, 04/16/08, 05/21/08

Map 266, Lots 27 & 47

Site Plan Review: To demolish Riviera Motel and residential buildings. Construct a 23-unit condominium with on-site parking and amenities. Eliminate 3,550 SF of impervious in buffer, restore wetlands along the marsh.

Applicant: Kier Family Entrepreneurs Inc.

Owner of Record: Denise Campeau & Kier Family Entrepreneurs Inc.

APPLICANT

Attorney Steve Ells and Mr. David Kier the applicant updated the Board on the status of the application. Attorney Ells noted that there were fire protection issues and because of that they have retained the services of Bob Cummings, Fire Protection Engineers along with Mike Wicher, Wicher engineers. The applicant noted that around mid-July there would be enough feedback from to present again to the Board. Attorney Ells said that before responding to reviews from Town Engineer they would like to appease the fire safety recommendations. The applicant requested a continuance to July 16th. Mr. Higgins asked about the parking lot behind the building and the fire department issues. The applicant noted that this was not one of the issues being discussed.

PUBLIC

Diane Beach 445 Ocean Blvd. Addressed her safety concerns.

BOARD

MOVED: by Mr. Lessard to continue the application to the July 16, 2008 Planning Board Meeting.

SECOND: by Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

08-026 475 Winnacunnet Road Continued from 06/04/08

Map 222 Lot 106

Kathy Kaklamanos

After the fact special permit to impact town and state jurisdictional wetlands to add 80 square feet of fence and 25 square feet of concrete.

APPLICANT

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Kathy Kaklamanos applicant noted that the fence is now shown on the plan as previously requested from the Board.

PUBLIC

No Comment

BOARD

No comment

MOVED: By Mr. Lessard to approve the special permit with the conditions of the special permit application with the conditions of the Conservation Commission letter and its stipulation checklist dated June 9, 2008.

SECOND: By Mr. Bateman

VOTE: 7-0-0

MOTION PASSED

IV. CONSIDERATION OF MINUTES of June 4, 2008

BOARD

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Added: “Mr. Higgins asked where the detail to the wall was on the plan and why it’s shown different on different plans.”

Added: “He noted it was a long way for a handicap person to walk especially in the winter and handicap access as mentioned in the previous presentation.”

MOVED by Mr. Lessard to approve the minutes as amended

SECOND by Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

V. CORRESPONDENCE

Chairman Emerick noted he was displeased about being called criminal from the Board of Selectmen for not using the Charrette Facilities Plan. He noted that this was designed around the Town Hall only and was not comprehensive enough to be added to the Master Plan. It was also noted that the Board must still receive recommendations from the Rockingham Planning Commission and Yale’s consulting group. The Board noted that they are aware of the Charrette and its recommendations. Mr. Higgins noted he was not aware of the Charrette. Mr. Lessard explained that the gentleman originally did the report had personal issues and it was late in being published. Mr. Lessard reiterated that there was a lot of delay in the final product reaching the hands of Board members. There was discussion about the Charrette and its utilization.

VI. OTHER BUSINESS

1. Royal Shores Extension.

Jean Boudreau appeared with Doug McDonald, Attorney with Keane & Macdonald, Portsmouth. Jean Boudreau explained that 465 feet of fencing would be going up next week on Wednesday. There was discussion about granting the extension. It was explained that the fencing is construction fence being provided by National Fencing. Ms. Boudreau said the fence is being leased for one year and that the orange fencing currently on the property would be removed.

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MOVED: By Mr. Lessard to approve a one month extension with the condition that the fencing must be installed by June 28, 2008 and that the applicant appears at the July 16, 2008 Meeting with the contract from National Fencing.

SECOND: Mr. Bateman

Mr. Lessard noted that he feels uncomfortable with the length of time the project is taking.

VOTE: 7-0-0 MOTION PASSED

The Board also discussed that the site is an eyesore, and needs to be rectified.

2. Driveway Regulations

The Board discussed the driveway regulations and the additions / changes they would like to make from the state regulations. It was noted that police, the Department of Public Works, the Fire Department and the Highway Safety department might want to be involved in making suggestions to the final list.

3. Temporary Parking Lot Requirements

The Board noted the suggestions of Mr. Higgins for the temporary parking. Once compiled into a final list Mr. Steffen suggested the requirements should be added to the Site Plan Regulations as appendix A-1.

4. Appointment of Planning Board Alternate- Ann Carnaby

MOVED: Mr. Viviano to accept Ann Carnaby as a Planning Board alternate.

SECOND: Mr. Lessard

VOTE: 7-0-0 MOTION PASSED

Mr. Steffen spoke about grant money and an application, which is currently being finished. Mr. Lessard wanted to mention that recently he went to a low impact development seminar and that a point one of the speakers made impressed him. She said when people are asking for waivers, they are really asking for a reduction on the minimum requirements.

Chairman Emerick explained how he went to a conference on workforce housing and discussed the need for the Board to look further into this issue.

ADJOURNMENT

MOVED: by Mr. Lessard to adjourn.

SECOND: by Mr. Bilodeau

VOTE: 7-0-0 MOTION PASSED

Meeting adjourned at 9:10 pm.

Respectfully Submitted,
Candice Sicard, Planning Secretary